

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

R&D Research & Development

This district is designed for administrative and professional offices, and research and development oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:

1. Performance Criteria for All Uses
 - a. Impervious Surface: Impervious surface is limited to 70 percent.
 - b. Floor Area Ratio (FAR): The maximum FAR in this district shall not exceed 50 percent.
 - c. Building Materials: All main buildings shall have not less than 90 percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
 - d. Signs: Any detached or freestanding signage shall meet the criteria for low-profile signs established in Section 7.4, Signs. Materials shall match building facade materials.
 - e. Other District Regulations: Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7 p.m. and 6 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.
2. Additional Standards
 - a. This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believe that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its technology or processes and thus, will not effectively protect adjacent existing or future land uses. One or both shall so advise the Planning and Zoning Commission in writing.

In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.

Permitted Uses:

- Government Facilities
- Parks
- Places of Worship
- Offices
- Industrial, Light
- Scientific Testing / Research Laboratory
- Wireless Telecommunication Facility -Unregulated

Permitted with Specific Use Standards:

- Sexually Oriented Business
- Utility
- Wireless Telecommunication Facility -Intermediate

Permitted with a Conditional Use Permit:

- Wireless Telecommunication Facility -Major